

Date: 26/06/19  
Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



## Property offered for sale

Address  
Including suburb and  
postcode 2 Anderson Street, Lilydale VIC 3140

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$539,999 or range between \$ & \$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$730,000 \*House  \*Unit  Suburb Lilydale  
Period – From 01 Dec 2017 to 30 Nov 2018 Source CoreLogic

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 – 114 Alexandra Road, Lilydale VIC 3140	\$650,000	12 <sup>th</sup> July 2018
2 – 2 Karita Court, Lilydale VIC 3140	\$620,000	5 <sup>th</sup> July 2018
3 – 6 Berry Court, Lilydale VIC 3140	\$618,000	23 <sup>rd</sup> Oct 2018

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.